

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP/954-797-1101

SUBJECT: Merits
ZB(TXT) 4-1-01

TITLE OF AGENDA ITEM: Request to amend the Land Development Code Section 12-205(A)(1)(a)(1), Parking stalls and aisles, to reduce the size of a standard parking space **from** ten (10) feet by eighteen (18) feet **to** nine (9) feet by eighteen (18) feet.

REPORT IN BRIEF: Staff has reviewed the parking size requirements of surrounding municipalities and found that while the 9' X 18' is a common parking stall size, there is also a wide range between the 9' X 18' and 10' X 20'. There are 11 local governments, within Broward County exclusively, with parking spaces larger than the one proposed by the applicant and 12 local governments allowing 9' X 18' spaces or smaller.

There is no technical reason to deny the applicant's request, as most cars can be adequately accommodated within a 9' X 18' parking space. Yet, trends in vehicle size show an increase in vehicle width for all vehicle types over the past decade, as well as an increase in the sale of light trucks and sports utility vehicles as an overall percentage of new car sales. As parking space dimensions decrease between vehicles, due to wider cars and a smaller space, the margin of error, potentially resulting in accidents, increases. This factor, in light of the rural Davie lifestyle, causes staff to question whether actually reducing the width of parking spaces is necessary at this time.

Should the Council decide to approve the applicant's request, staff would support a proportional increase in required landscape provided within a parking lot and also require that all parking space be double-striped to better guide drivers into the narrower parking spaces.

PREVIOUS ACTIONS: Town Council tabled the item from the June 20, 2001 to the July 18, 2001 meeting at the request of the applicant (Motion carried 5-0).

Town Council tabled the item from the July 18, 2001 to the September 6, 2001 meeting at the request of the applicant (Motion carried 5-0).

CONCURRENCES: Planning and Zoning Board, sitting as the Local Planning Agency recommended denial at its July 11, 2001 meeting (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to deny

Attachment(s): Staff Report, Appendixes A, B, C.1, and C.2, Applicant's justification letter

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Petitioner:

Name: The Big Orange Development, Ltd.
Address: 141 NW 20th Street, Suite G-22
Phone: 561-338-3426

BACKGROUND INFORMATION

Application Request: To amend the Land Development Code Section 12-205(A)(1)(a)(1), Parking stalls and aisles, to reduce the size of a standard parking space **from** ten (10) feet by eighteen (18) feet **to** nine (9) feet by eighteen (18) feet.

Applications to amend the Land Development Code may be initiated by an outside party, upon filing of a rezoning application and appropriate filing fee.

HISTORY

The Town of Davie zoning code has required parking stall spaces to be 10' X 18' going back as far as the old-old code of 1980.

In addition, the Town Council recently passed Ordinance 2001-18 which amended the required number of parking spaces required for certain business uses. One of the justifications used by staff for the revised parking requirements in the instances where the parking sizes were reduced, was that the net effect was a reduction in the amount of asphalt upon a developed parcel.

STAFF ANALYSIS

The petitioner's request is to reduce the size of parking spaces from ten (10) feet by eighteen (18) feet down to nine (9) feet by eighteen (18) feet. The justification letter submitted by the applicant states that 9 feet wide parking spaces are typical of most municipalities in southern Florida. In addition, the request would make the parking requirements throughout the Town consistent with the 9' X 18' allowed within the Western Theme District.

In response to the petitioners justification, staff has the following additional information:

The use of smaller parking size spaces within the Western Theme District is allowed for two reasons. 1) It is an incentive for people to develop within the downtown area, and 2) the Downtown is intended to become a more urban area where people park their cars once and get out and walk for the rest of their shopping needs.

Staff has reviewed the parking size requirements of surrounding municipalities and counties and have found that while the 9' X 18' is a common parking stall size, there is also a wide range between the 9' X 18' and 10' X 20'. Out of 27 local governments surveyed,

13 local governments utilized the 9' X 18' size parking spaces, two cities (Fort Lauderdale and Hollywood allowed smaller spaces), 7 allowed 10' X 20' spaces, and 5 permitted spaces sized somewhere in between the two sizes. There are 10 local governments, within Broward County exclusively, with parking spaces wider than the one proposed by the applicant and 15 local governments allowing 9' X 18' spaces or smaller (see attached Appendix A).

In reviewing the applicant's request to reduce the size of parking spaces staff has addressed this in context with the following relevant issues; size of today's cars, increased growth in the SUV and truck market, size of door openings, and the semi-rural lifestyle of Davie epitomized by horses, and single family homes on large lots.

The widest cars surveyed were the Cadillac Seville STC and the Lincoln Town Car. These cars are 75" wide or 6.25 feet wide. The widest SUV, the Chevy Avalanche, measured 79.5" or 6.6 feet, the same dimensions as the widest truck, the Ford 250 Super Duty. The average width of newer vehicles, including cars, trucks, and SUVs is approximately 74.4" or 6.2 feet based upon the sample of vehicles staff analyzed (see attached Appendix B).

With an average door requiring approximately 2.7 feet to open, at issue is how wide should a parking space be to safely accommodate both the car and the open car door as a passenger is getting in and out of the vehicle. For example, with a car width of 6.2 feet and a parking stall size of 10 feet, providing the car is parked in the middle of the space, allows for 1.9 feet on either side of the car before entering another parking space which may also provide an additional 1.9 feet, for a total of 3.8 feet before one encounters another vehicle (see attached Appendix C.1 and C.2).

When one reduces the size of the parking space to 9 feet, the distance between cars within a parking lot is further reduced. To revise the previous example, with an average width of 6.2 feet and a parking stall size of 9 feet, again emphasizing that the car is parked in the middle of the space, allows for 1.4 feet on either side of the car before entering another parking space, which may also provide an additional 1.4 feet, for a total of 2.8 feet before a vehicle door encounters another vehicle. The average width needed to safely and comfortably exit a vehicle is 32".

Today, the SUV market represents the largest growing segment of the automobile market. In an article published by the Sun-Sentinel on May 27, 2001, ("Safety Concerns, Fuel Prices Don't Drive Away SUV Buyers") it was reported that SUVs and other cross-over utility vehicles sales are up over 7 percent from last year, this despite a rise in gas prices. In addition, light-trucks, including vans, pickups, and sports-utility vehicles make up a record 48.5 percent of the new total new vehicle sales in this County (source: NADA Industry Analysis Division). These vehicles, on average, are larger than most traditional cars.

In Davie, the semirural lifestyle exemplified by our land use pattern is one of large homes with allowed agricultural activities consisting of horses and raising of livestock and a safe place to raise a family. In keeping with this lifestyle, trucks and large utility vehicles are seen as a necessary component. These vehicle choices tend to be larger, both in width and length, over more traditional cars.

There is a benefit to reducing parking space size. This can result in smaller overall parking lots. For example, if 200 parking spaces are required and the parking size is reduced one (1)

foot in width, that translates into a reduction of 3,600 square feet of asphalt, roughly 22 parking spaces. However, due to the recent parking Code change, the required number of parking spaces is now more in line with realistic parking needs and there should be less need to provide more spaces than the code allows, thereby allowing more green area within an overall site plan.

The proposed parking space dimension of 9' X 18' provides adequate space for a car to maneuver into a parking space. A ten (10) foot wide parking space provides for an additional 6" on either side of a vehicle, parked perfectly in the middle of a space, providing more room for maneuvering and accommodating errors in vehicle alignment.

In light of the previously stated examples, it appears that there is no need at this time to reduce the size of parking spaces. In light of the facts demonstrating that new vehicles are getting wider and longer, staff concludes that although reducing the width of parking spaces is technically sufficient to accommodate most vehicles, there is no compelling reason to reduce parking space dimensions at this time.

Staff Recommendation

Recommendation: Staff has no technical objection to the request to reduce the width of parking spaces from 10' X 18' to 9' X 18', since 9' is an adequate dimension. However, in light of several items mentioned above, there is no compelling need at this time, to reduce the width of parking spaces.

Should Council decide to approve the applicant's request, staff would support a proportional increase in required landscape provided within a parking lot and also require that all parking space be double-striped to better guide drivers into the narrower parking spaces.

Local Planning Agency Recommendation

Planning and Zoning Board, sitting as the Local Planning Agency recommended denial at its July 11, 2001 meeting (motion carried 5-0).

Exhibits

1. Appendix A
2. Appendix B
3. Appendix C.1 and C.2
4. Applicant's justification letter

Prepared by: _____

Reviewed by: _____

APPENDIX A

Parking Stall Size Analysis

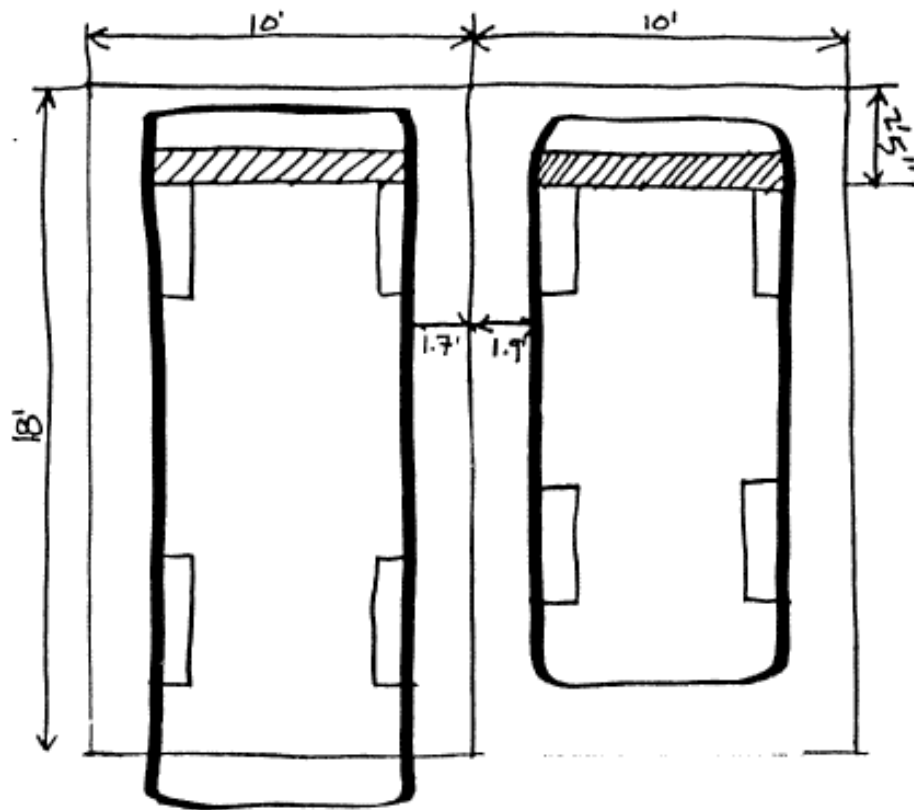
Local Government	Stall Size
Aventura	9' X 18'
Broward County	9' X 18'
Coconut Creek	10' X 20'
Cooper City	9' X 18'
Coral Springs	9' X 18'
Dania Beach	9' X 18'
Deerfield Beach	10' X 20'
Ft. Lauderdale	8' - 8" X 18'
Hallendale Beach	9' X 19'
Hollywood	8.5' X 19'
Lauderhill	9' X 18'
Lauderdale Lakes	10' X 20'
Lauderdale-by-the-Sea	9' X 18'
Lighthouse Point	9' X 18'
Margate	9.5' X 19'
Miramar	9' X 18'
North Lauderdale	9' X 18'
Oakland Park	9' X 18'
Palm Beach County	9.5' X 18.5'
Parkland	10' X 20'
Pembroke Pines	10' X 20' (allows reduction to 9' X 19' for additional area not paved)
Pembroke Park	10' X 20'
Pompano Beach	10' X 20'
Plantation	9' X 18'
Sunrise	10' X 20' (allows 9' X 18' or single use office building over 30,000 sq.ft.)
Tamarac	10' X 18'
Weston	9' X 18'

APPENDIX B

New Car Dimensions

Vehicle	Size/Length	Vehicle Width
2001 Chevrolet Avalanche (SUV)	219.3"	79.5"
2001 Ford Explorer (SUV)	189.5"	72.1"
2001 Toyota Sequoia (SUV)	203.9"	78"
2002 Cadillac Escalade (SUV)	198.9"	78.9"
2001 Mercedes-Benz M-Class ML55 (SUV)	182.5"	74.6"
2001 Toyota FourRunner (SUV)	183.3	70.8
2001 Subaru Outback Wagon	187.4"	74.6"
2001 Volkswagen Passat Wagon	184.3"	68.7"
2001 Ford Taurus -Sedan	197.6"	73.0"
2001 Honda Accord -Sedan	186.8"	70.3"
2001 Ford Mustang - 2 door	183.2"	73.1"
2001 Volvo S80 - Sedan	189.8"	72.1"
2001 Saturn L100 -Sedan	190.4"	68.5"
2001 Acura TL - Sedan	192.9"	70.3"
2001 BMW 750	201.7"	73.3"
2001 Cadillac Seville STC Sedan	201"	75"
2001 LincolnTown Car	215.3"	75"
2001 Honda Odyssey Minivan	201.2"	76.3"
2001 Toyota Sierra Minivan	194.2"	73.4"
2001 Chevy Silverado truck	222.1"	79.7"
2001 Dodge Ram truck - regular cab	221.2"	79.3"
2001 Ford 250 Super Duty	226.6"	79.9"
2001 Toyota Tundra regular	217.5"	75.2"
Average:	189.93"/15.82'	74.4"/6.20'
Widest:	Ford 250 Super Duty - 79.9" (6.6') Chevrolet Avalanche (SUV) - 79.5" (6.6') Cadillac Seville STC and Lincoln town Car - 75" (6.25')	
Longest:	Ford 250 Super Duty - 226.6" (18.8 feet) Chevrolet Avalanche (SUV) - 219.3" (18.25 feet) Lincoln Town Car - 215.3" (17.94')	

Appendix C.1



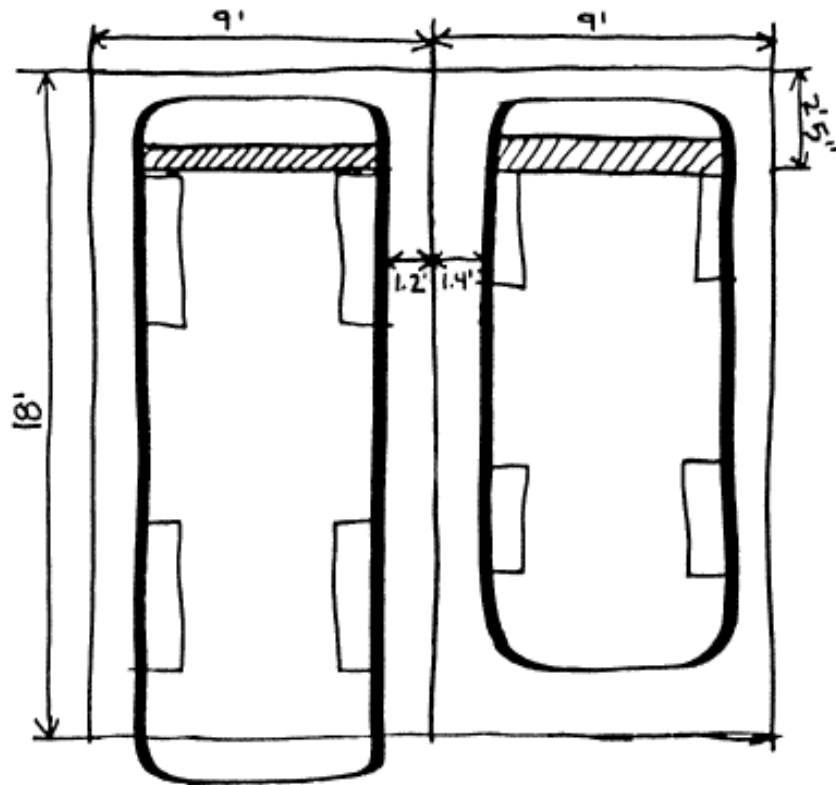
Widest Vehicle Dimensions
6.6' X 18.8'

Average Vehicle Dimensions
6.20' X 15.82'

TOWN OF DAVIE

Existing Parking Space Code Requirements
10' wide/ 18' in length

Appendix C.2



Widest Vehicle Dimensions
6.6' X 18.8'

Average Vehicle Dimensions
6.20' X 15.82'

TOWN OF DAVIE

Proposed Parking Space Code Requirements
9' wide/ 18' in length

Attachment to Rezoning Application

REASON FOR REQUEST

Petitioner proposes a General Code Amendment applicable to commercial properties within the town of Davie. Petitioner's specific amendment is to amend Davie Code Sec. 27-731(a)(1)(a)(1.) to read: *Standard Space*: Ten (10) feet by eighteen (18) feet. This section defines the minimum size (in feet) of a parking stall space. This change would be consistent with the parking stall space requirements of the Town of David now in effect in the Western Theme District. By so amending the subject section, commercial parking space width requirements throughout Davie would be uniform and set at 9 feet.

In support of this code amendment, Petitioner has previously provide supporting documentation to the Development Services Department identifying that parking spaces of nine (9) foot width are typical in most southern Florida municipalities. The following municipalities provide for nine (9) foot wide parking spaces in commercial zones: Broward County, South Miami City, Lauderhill, Coral Springs, North Miami Beach, Aventura, Plantation, Hollywood (note-allows for down to 8.5"), Weston and Miramar. Ft. Lauderdale's width requirement is 8'8". Sunrise and Pembroke Pines have 10 foot requirements but allow for 9 foot wide parking spaces upon application.

The proposed change will not adversely affect other property values nor will the change create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety. The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.